

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

November 09, 2023

CORNERSTONE ARCHITECT LLC  
8117 ROBERTS RD  
KANSAS CITY, MO 64152

Permit No: PRCOM20234931  
Project Title: LAVISH NAILS AND LASHES  
Project Address: 1155 NE RICE RD, LEES SUMMIT, MO 64086  
Parcel Number: 52810032200000000  
Location / Legal: MINOR SUB OF TR A, REPLAT OF LOT 2 DEERBROOK COMMERCIAL PARK LOT 4  
Description:  
Type of Work: CHANGE OF TENANT  
Occupancy Group: BUSINESS  
Description: REMODEL OF EXISTING SPACE FOR SALON

***Revisions Required***

***One or more departments have not approved the permit and the following is a list of requirements from the City of Lee's Summit that have not been satisfactorily addressed in the plans and specifications. Please address the comments as requested and upload the revised documents and /or additional information to the application through the online portal. Please contact the appropriate department regarding clarification of comments.***

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

**Fire Plan Review**

**Reviewed By: Jim Eden**

**Approved**

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

3. 2018 IPC 403.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code.

Action required: Additional water closet required for each gender. (based on 85 occupants)

11/1/23 - Only 1 toilet added when 2 are required. i.e. women need 2 and men need 2. Same applies to lavatories.

7. 2018 IBC 1103.1 Where required. Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to persons with physical disabilities.

Action required: Self-serve drinks station must be fully accessible. Amend design to demonstrate compliance. At a minimum specify counter/sink height, turning space and minimum 36" wide entry.

11/1/23 - Maximum height is to be 34". The 36" in my earlier note was for the non-compliant peninsula that has since been removed.

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**DEVELOPMENT SERVICES****Licensed Contractors****Reviewed By: Joe Frogge****Rejected**

1. Lee's Summit Code of Ordinance, Section 7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances.

Action required: Either a Class A or Class B license is required. Provide the company name of the licensed general contractor and an email address & phone number for the on-site contact which is where inspection reports will be sent.

11/1/23:

- Santi Construction not licensed with us
- On site contact info not provided

***The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.***